



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

**Chief Facilities Officer**  
Rose Diamond

**Planning Officer**  
Ana Rijo-Conde, AICP

June 23, 2006

**Miami-Dade County School Board**

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Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Eureka Cove, LLC - Application No. 06-003 (CC14)**  
**South of SW 176 Street and West SW 114 Avenue**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable); in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 128% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on June 21, 2006, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo  
June 23, 2006  
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Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

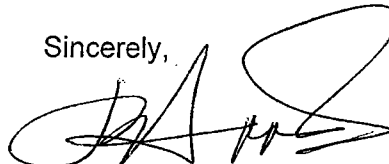
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 1,500 square feet, the 14-unit development is estimated to generate approximately \$27,300 (\$1,950 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:rr  
L-1445  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Felix Lasarte

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 06-003, Eureka Cove, LLC (CC14)  
**REQUEST:** Zone change from AU to RU-TH  
**ACRES:** 2.3 acres  
**MSA/Multiplier:** 5.8/.73  
**LOCATION:** South of SW 176 Street and West SW 114 Avenue  
**UNITS:** 14 units  
**ESTIMATED  
STUDENT  
POPULATION:** 10 students \*  
**ELEMENTARY:** 5  
**MIDDLE:** 2  
**SENIOR:** 3

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Pine Lake Elementary – 16700 SW 109 Ave.  
**MIDDLE:** Richmond Heights Middle – 15015 SW 103 Ave.  
**SENIOR HIGH:** Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Regional Center VI

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Pine Lake Elem.	666/ 671*	638	104%/ 105%*	18	102%/ 102%*	1779
Richmond Heights Middle	1331/ 1333*	1125	118%/ 119%*	178	102%/ 102%*	1376
Miami Southridge Sr.	3665/ 3668*	2662	138%/ 138%*	200	128%/ 128%*	4005

\* increased student population as a result of the proposed development.

\*\* Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, only the senior high school meets the review threshold.

### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2232 student stations)	Construction	School Opening 2007

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School-(S/S "HHH1") (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3357
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5520

**Note:** Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$65,490.

**CAPITAL COSTS:** Based on the State's June-2006 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	Does not meet the threshold
MIDDLE	Does not meet the threshold
SENIOR	3 x \$ 21,815 = \$65,445

Total Potential Capital Cost	\$65,445
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.